

## CITY COUNCIL AGENDA MEMORANDUM

### **SUBJECT**

Resolution No. 8648 authorizing execution of a professional services agreement with SRG Partnership, Inc., in the amount of \$573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

### **FISCAL IMPACT**

This action obligates the City to a maximum amount of \$573,970 for professional architectural and engineering services as identified in the Scope of Services from SRG Partnership, Inc. attached to the Professional Services Agreement. The amount of this Professional Services Agreement is fully funded through the 2013-2019 Capital Investment Program.

The 2013-2014 Mid-Biennium Budget update included a new CIP project for the East Parking Garage Redevelopment. As noted in the November 4, 2013 City Council Packet, the City Hall parking garage budget will be moved from CIP Plan No. PW-R-181, East Link MOU Commitments to CIP Plan No. G-86, City Hall Parking Garage Redevelopment, with approval of the 2013-2014 mid-biennium budget scheduled for Council action on December 2, 2013.

### **STAFF CONTACT**

Nora Johnson, Director, 452-4167  
Frank Pinney, Assistant Director, 452-6049  
Susan Harper, Project Manager, 452-6458  
*Civic Services Department*

### **POLICY CONSIDERATION**

#### **City Purchasing Policies:**

Bellevue City Code 4.28 provides for the fair and equitable treatment of persons in the purchasing process. Because of the amount of the contract, Council approval is required.

### **BACKGROUND**

In April 2013, the City Council and Sound Transit Board agreed on modifications to the East Link Light Rail alignment as part of the two agencies' efforts to identify cost savings for the project. One such modification was to the Downtown Station location, with the final alignment as an above-grade station on NE 6<sup>th</sup> Street. This station location results in additional impacts to the City Hall campus beyond those associated with the earlier tunnel station design. These impacts were identified during the cost saving process. The tunnel curves from 110<sup>th</sup> Avenue NE to NE 6<sup>th</sup> Street across the northwest portion of the City Hall campus, impacting the plaza and parking garage beneath it (with one level of visitor parking and two levels of public safety parking below that). During construction, most of the garage will be unusable, reducing capacity by approximately 100 visitor stalls and 200 public safety stalls. After construction, when the garage is restored, the net loss (compared to current capacity) will be approximately 60 visitor stalls and 125 public safety stalls.

Several possible parking solutions were evaluated, with expansion of the East Garage identified as the most viable and cost-effective long-term solution. The East Garage along 112<sup>th</sup> Avenue NE is currently used for City vehicles, staff and limited vendor and visitor

parking. Approximately 165 stalls will be added to accommodate the displaced visitor and public safety parking. In order to address construction period impacts to City Hall visitors and public safety functions, this expansion must be completed prior to Sound Transit's scheduled start date of East Link construction in mid-2015.

The East Garage expansion will only partially address the parking needs during construction. During East Link construction (2015-2022) an additional 150 stalls will be required and will be provided on a nearby surface lot. An option to lease parking spaces was considered, but this option was not cost-effective and availability was limited, especially given the long duration of construction.

#### Project Sequencing

The work described above is expected to occur in three phases.

Construction Phase	Lead Agency	Schedule
1. Surface lot developed; Must be available when East Garage construction begins	City of Bellevue	Design/Permit Dec. 2013 – Feb. 2014 Construct Feb. 2014 – June 2014 Occupy June 2014
2. Expand East Garage	City of Bellevue	Design/Permit Nov. 2013 – June 2014 Construct June 2014 – Dec. 2014 Occupy Jan. 2015
3. Reconstruct Visitor/Public Safety Garage & Plaza	Sound Transit	Demo/Modify 2Q 2015 Reconstruct 3Q 2019 Occupy 1Q 2020

#### Consultant Selection and Qualifications

The consultant selection process is consistent with Washington State law and the City's contracting policies for selecting consultants for architectural and engineering services. A competitive selection process was conducted.

Three firms on the professional services roster submitted qualifications for consideration. The three firms were interviewed by a panel of staff from the Planning, Fire, and Civic Services Departments. SRG Partnership, Inc. was selected by the interview team for this project based on their vision for the civic campus and approach to minimizing disruption to city operations. Staff checked their references, including those at the Pike Place Market where SRG designed the expansion toward the waterfront while keeping the market fully functional. Also, the SRG architectural team, which includes Hargis Engineers (mechanical-electrical-plumbing), Magnusson Klemencic Associates (structural) and Hapa Collaborative (landscape architecture), designed City Hall and their familiarity with the existing structure may save some time and cost.

#### EFFECTIVE DATE

If approved, this Resolution becomes effective immediately upon Council adoption.

#### OPTIONS

1. Adopt Resolution No. 3648 authorizing the execution of a Professional Services Agreement with SRG Partnership, Inc., in the amount of \$573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

2. Do not adopt Resolution No. 8648 and provide alternative direction to staff.

**RECOMMENDATION**

Adopt Resolution No. 8648 authorizing the execution of a Professional Services Agreement with SRG Partnership, Inc., in the amount of \$573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

**MOTION**

Move to adopt Resolution No. 8648 authorizing the execution of a Professional Services Agreement with SRG Partnership, Inc., in the amount of \$573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

**ATTACHMENTS**

CIP Description

Resolution No. 8648

**AVAILABLE IN COUNCIL OFFICE**

Consultant Agreement

**PW-R-181 East Link MOU Commitments**

Category: **Roadways**  
 Department: **Transportation**

Status: **New**  
 Location: **Various locations**

**Programmed Funding**

<u>Programmed Funding</u>	<u>Appropriated To Date</u>	<u>FY 2013 Budget</u>	<u>FY 2014 Budget</u>	<u>FY 2015 Budget</u>	<u>FY 2016 Budget</u>	<u>FY 2017 Budget</u>	<u>FY 2018 Budget</u>	<u>FY 2019 Budget</u>
<b>33,699,000</b>	-	-	<b>28,999,000</b>	<b>1,700,000</b>	<b>700,000</b>	<b>700,000</b>	<b>800,000</b>	<b>800,000</b>

**Description and Scope**

The City of Bellevue and Sound Transit are engaged in the joint implementation of the East Link project within the Bellevue City Limits. This project provides certain resources to implement the partnership with Sound Transit called for in the November 2011 City of Bellevue – Sound Transit East Link Memorandum of Understanding (MOU) and Collaborative Design Process (CDP). Project funding will support the acquisition of properties required for both East Link and separately planned City projects. To ensure full compliance with the MOU and timely delivery of the East Link light rail extension, this project will also be implemented in coordination with public utility relocations (funded by the City of Bellevue Utilities Renewal and Replacement Fund) and specific roadway repaving work (funded by CIP Plan No. PW-M-1, Street Overlays).

**Rationale**

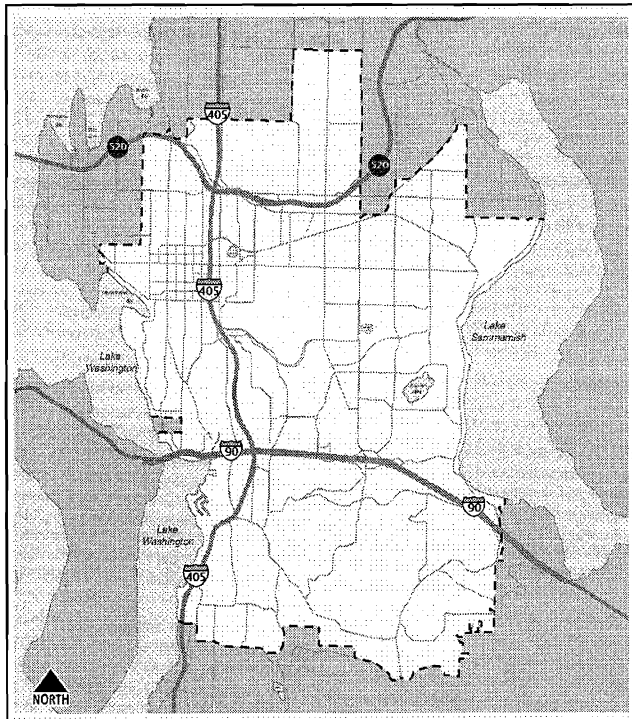
East Link is a Sound Transit-funded light rail project that will connect Bellevue with Seattle and with the Overlake area of Redmond by 2023. The \$2.8+ billion project will be routed through south Bellevue, downtown Bellevue, and the Bel-Red corridor with six stations. The City and Sound Transit executed the MOU in November 2011, which commits the City to a financial contribution of up to \$160 million. Subsequently, both parties endorsed a Collaborative Design Process (CDP) that guides efforts leading up to completion of 60% design plans and Sound Transit "base-lining" the project cost estimate in early 2014. The CDP management structure supports coordinated decision-making and provides opportunities and resources to make decisions and resolve potential barriers. Upon completion of the 60% design, Sound Transit is expected to begin the process of acquiring property needed for staging and construction of the light rail line. Concurrently, the City will contribute certain city-owned property rights, initiate the acquisition of additional property rights, and perform the relocation of public utilities all necessary for East Link implementation through Bellevue.

**Environmental Impacts**

Not applicable.

**Operating Budget Impacts**

No known impacts to the operating budget at this time.

**Project Map****Schedule of Activities**

<u>Project Activities</u>	<u>From - To</u>	<u>Amount</u>
Project Costs	2014 - 2026	48,900,000

**Total Budgetary Cost Estimate:** 48,900,000

**Means of Financing**

<u>Funding Source</u>	<u>Amount</u>
General Taxes & LTGO Bond Proceeds	27,799,000
Parks Levy	5,900,000

**Total Programmed Funding:** 33,699,000

**Future Funding Requirements:** 15,201,000

**Comments**

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8648

A RESOLUTION authorizing the City Manager or his designee to execute a Professional Services Agreement with SRG Partnership, Inc. in an amount not to exceed \$573,970, plus taxes if applicable, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or his designee is hereby authorized to execute a Professional Services Contract with SRG Partnership, Inc. in an amount not to exceed \$573,970, plus taxes if applicable, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall, a copy of which Professional Services Contract has been given Clerk's Receiving No. \_\_\_\_\_.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and signed in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

(SEAL)

\_\_\_\_\_  
Conrad Lee, Mayor

Attest:

\_\_\_\_\_  
Myrna L. Basich, City Clerk